



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-14023

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Rosa Trevino ^{et Barrios}

Address: Po Box 203
Progreso Tx
78579

Phone: (956) 373-3450

Approved by Environmental Health:	Temporary Service _____	Final Service _____
Inspection/Permit No:	Authorized Signature _____	Authorized Signature _____
Date Approved:	<u> / /</u>	<u> / /</u>

Water Supplier: N.A.N.S

Utility Provider: M.V.E.C. AEP

Account/ESI No.: N/A
 Temporary Pole Permanent Service

regarding the land described as:

RANCHO VICTORIA LOT 18

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- YES A plat has been prepared;
- YES A plat has been reviewed and approved by the Commissioners Court;
- NO water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved July 10/30/97)

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
Director of Planning

Precinct 02 3 4

Application No: 1-14023

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Rosa Treviño Bamis

Address: P.O. Box 203
Progreso Tx

Phone: (956) 373-3450

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

RANCHO VICTORIA LOT 18

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

[Signature]
Requesting Party (Signature)

10/18/14
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PERMITS

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/18/14
Date

[Signature]
County Official

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE.

State Bar of Texas Form

**WARRANTY DEED
WITH VENDOR'S LIEN**

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

DATE: March 25, 2011

GRANTOR: Dario Lugo III and wife, Rebecca S. Lugo

GRANTOR'S MAILING ADDRESS (including county): 6432 Gildar Street, Alexandria, Virginia 22310.

GRANTEE: Jose Guadalupe Trevino and wife, Rosa Barrios

GRANTEE'S MAILING ADDRESS (including county): P.O. Box 203, Progreso, Hidalgo County, Texas 78579

CONSIDERATION: Ten and No/100 (\$10.00) Dollars and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$26,000.00, payable to the order of Dario Lugo III and wife, Rebecca S. Lugo as therein provided, the payment of the note is additionally secured by a Deed of Trust, Security Agreement and Financing Statement of even date herewith to Scott A. Walsh, Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above described note.

PROPERTY: Lot 18, RANCHO VICTORIA SUBDIVISION, an Addition to the City of Donna, Hidalgo County, Texas, according to map thereof recorded in Volume 32, Page 190, Map Records of Hidalgo County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:
Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on September 9, 1999, under Clerk's File No. 805439 and as set out on map recorded in Volume 32 Page 190, Map Records of Hidalgo County, Texas, but omitting any covenant condition or restriction, if any, based on race color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Agreement dated January 28, 1997, between Central Power and Light Company and W.

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14023

Sep. 28, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

Prop # 575977

R1155-00-000-0018-00

[1] OWNER: TREVINO, JOSE G.
BARRIOS, ROSA
PO BOX 203
PROGRESO TX 78579

[7] LEGAL DESC./NAME OF SUBDIVISION
RANCHO VICTORIA LOT 18

Telephone No.

LOCATION: 0 VICTORIA RD & MILE 8 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$150,000

[5] SIZE OF STRUCTURE: 2,390 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE X-25

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:30' REAR:40' SIDES:10'
MIN. ELEV. ABOVE TOP OF C.L OF ST. 18"

FOR COUNTY USE ONLY
APPLICATION FEES

Leonel Najera
Prepared by

9/28/14
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Leonel Najera
Approved by

9/23/2016
Date

Flood Zone: NO *0425C* Pct: 0
Panel No. /Suffix: _____

Community No.: *480334*

Certification of Elevation
Required: YES NO BFE

Rue
Signature of Owner or Applicant

9/28/2016
Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



PLANNING DEPARTMENT

Rev. 06-03-15

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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-14071

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Veronica Flores

Address: 4180 Mile 14 1/2 N
Mercedes TX 78570

Phone: (956) 684-7578

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Water Supplier: North Alamo

Utility Provider: [] M.V.E.C. [] AEP

Account/ESI No.: N/A
[] Temporary Pole [] Permanent Service

regarding the land described as:

D. Flores Lot # 1

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 10-15-2015);

(verified by Johanna Vallejo
(Johanna Vallejo))

(verified by Johanna Vallejo)

(verified by Johanna Vallejo);

(verified by Johanna Vallejo)

Johanna Vallejo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



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Rev. 06-03-15

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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-14071

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Veronica Flores

Address: 4180 milh 14 1/2

N. Mercedes, TX 78570

Phone: (956) 684-7578

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

D. Flores Lot #1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Veronica Flores
Requesting Party (Signature)

10/17/16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) permit

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/17/2016
Date

Johanna Valls
County Official

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOU DRIVER'S LICENSE NUMBER.

GIFT WARRANTY DEED

Date: March 16, 2016

Grantor: Desiderio Flores

Grantor's Mailing Address (including county):

Desiderio Flores
16515 N Fm 491
Mercedes, Texas 78570
Hidalgo County

Grantee: Veronica Flores

Grantee's Mailing Address (including county):

Veronica Flores
3224 Joe Olivares Dr
Mercedes, Texas 78570
Hidalgo County

Consideration: FOR THE LOVE AND AFFECTION WE HAVE FOR MY DAUGHTER, VERONICA FLORES, I HEREBY GIVE, GRANT AND CONVEY SAID PROPERTY.

Property (including any improvements):

A 1.00 ACRE TRACT OF LAND OUT OF A CERTAIN 3.00 ACRE TRACT OUT OF FARM TRACT 2119, NORTH CAPISALLO DISTRICT, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1237225, OFFICIAL RECORD, HIDALGO COUNTY, TEXAS. (EXHIBIT "A")

Reservations Form and Exceptions to Conveyance and Warranty:

1. All mineral reservation of record.
2. All Oil, Gas and Mineral Leases of record, if any.
3. Any Rules, regulations, rights of way and easements of record.

7

Grantor, for the consideration, receipt of which is acknowledged and subject to the reservation from and exceptions to conveyance and warranty, grants and conveys to Grantee the property, together with all and singular the rights and appurtenance thereto in any wise belonging, to have and hold to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search or survey was requested in connections with the preparation of this document, nor was any made. The Preparer expresses no opinion on title to this Property.

Witness my hand at Mercedes, Texas this 23rd day of March, 2016.

Desiderio Flores
Desiderio Flores

Acknowledgment

The State of Texas

County of Hidalgo

This instrument was acknowledgment before me on the 23rd day of March, 2016 BY SAID Desiderio Flores

GRANTEE:
Veronica Flores

GRANTEE'S ADDRESS:
Veronica Flores
3224 Joe Olivares Dr
Mercedes, Texas 78570

Bertha A. Gil
Notary Public State of Texas
May 12, 2016
My Commission Expires

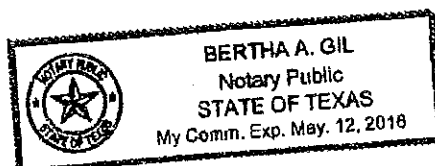


EXHIBIT "A"

A 1.00 acre tract of land out of a certain 3.00 acre tract out of Farm Tract 2119, Capiasallo District Subdivision, according to the map recorded in Volume 2, page 7, map records, Hidalgo County, Texas and according to Warranty Deed recorded under Document Number 1237225, Official records, Hidalgo County, Texas and being more particularly described by metes and bounds as follows;

Beginning at a point on the south line of Farm 2119 and in the centerline of Mile 14 ½ North Road, a distance of 396.00 feet for the southwest corner of Farm Tract 2119.

Thence, North a distance of 20.00 feet to a point for the north R.O.W line of Mile 14 ½ North Road, a total distance of 110.00 feet to point for the northwest corner of this tract;

Thence, East a distance of 396.00 feet to a point for the northeast corner of this tract;

Thence, South; passing at 90.00 feet the North R.O.W. line of Mile 14 ½ North Road, a total distance of 110.00 feet to the point of beginning and containing a 1.00 acre of land more or less.

Chapter 232 Texas LGC Application

APPLICATION NO:
1-14071
Oct. 17, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

D0410-00-000-0001-00

[1] OWNER: FLORES, VERONICA

[7] LEGAL DESC./NAME OF SUBDIVISION
D. FLORES LOT #1

3224 JOE OLIVAREZ DR
MERCEDAS, TEXAS 78570

Telephone No. 684-7578

LOCATION: 0 FM 491 & MILE 14 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
29-RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$35,000

[5] SIZE OF STRUCTURE: 960 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: MOVE IN ZONE X-29

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ COUNTY SETBACKS FRONT 50'
SIDES 15' REAR 10'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0450C Pct: 1

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Johanna Vallejo 10/17/2016
Prepared by Date

Leonel Najera 10/17/2016
Approved by Date

Veronica Flores 10/17/16
Signature of Owner or Applicant Date

[NOTICE]

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I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

